

# City of Puyallup Traffic Scoping Worksheet

## PROJECT INFORMATION

Project Title: Easton Manor Date: 10/28/2022

Applicant Name: Kilcha Sekyra Telephone Number: 253-381-7098

Project Description: 82 Senior Apartment Units Year of Occupancy: 2025

Project Location: PN: 04202670-03; -08; -27; -07; -28; -01; -13 Parcel Size: 11.67-acres

Proposed Number of Access Point(s): 7 Existing Number of Access Point(s): 8 (S.F. Res. D.W)

Land Use	Quantity	ITE Land Use Code	Average Daily Trips	AM Peak Hour Trips*	PM Peak Hour Trips*
Existing Use(s)					
LUC 210 Single Family Housing	4	210	37.7	2.8	3.8
Proposed Use(s)					
LUC 252 Senior Adult Housing - Multifamily	82	252	265.7	16.4	20.5
<b>Net New Trips</b>			228.0	13.6	16.7
<b>Traffic Impact Fees:</b> Net New PM Peak Hour Trips x \$4,500 = \$75,150.00					

- \* The project trips shall be rounded to the nearest tenth.
- \* The project trips shall be estimated using the ITE's *Trip Generation*, 11<sup>th</sup> Edition.
- \* Trip generation regression equations shall be used when the R<sup>2</sup> value is 0.70 or greater.
- \* For land uses that do not exist within the ITE's *Trip Generation*, actual field data shall be collected from three local facilities that have similar characteristics to the proposal.
- \* For single-family units and offices and specialty retail smaller than 30,000 SF, use ITE's *Trip Generation*, 11<sup>th</sup> Edition, average rate.

Identify all intersections that will be affected by 25 new project peak hour trips or more:

1. None
2.
3.
4.
5.

**Important Note:** 11 single-family homes currently exist on-site; 7 homes are to be converted to Adult Family Housing and 4 homes will be demolished prior to new construction.

Prepared by: Traffic Engineer: Aaron Van Aken Telephone Number: 253-770-1401

Address: 1011 E Main Suite 453, Puyallup, WA 98371 avanaken@heathtraffic.com

### Office Use Only

TIS ☐ TAS ☐ TAIS ☐ No Further Work Required ☐

Checklist (Please make sure you have included the following information):

- ☒ Completed Worksheet
- ☒ Attach Site Plan
- ☒ Attach Trip Assignment
- ☒ Attach Trip Distribution
- ☒ Mail or hand deliver to 333 South Meridian, Puyallup, WA 98371 or e-mail to standle@ci.puyallup.wa.us



HEATH &amp; ASSOCIATES

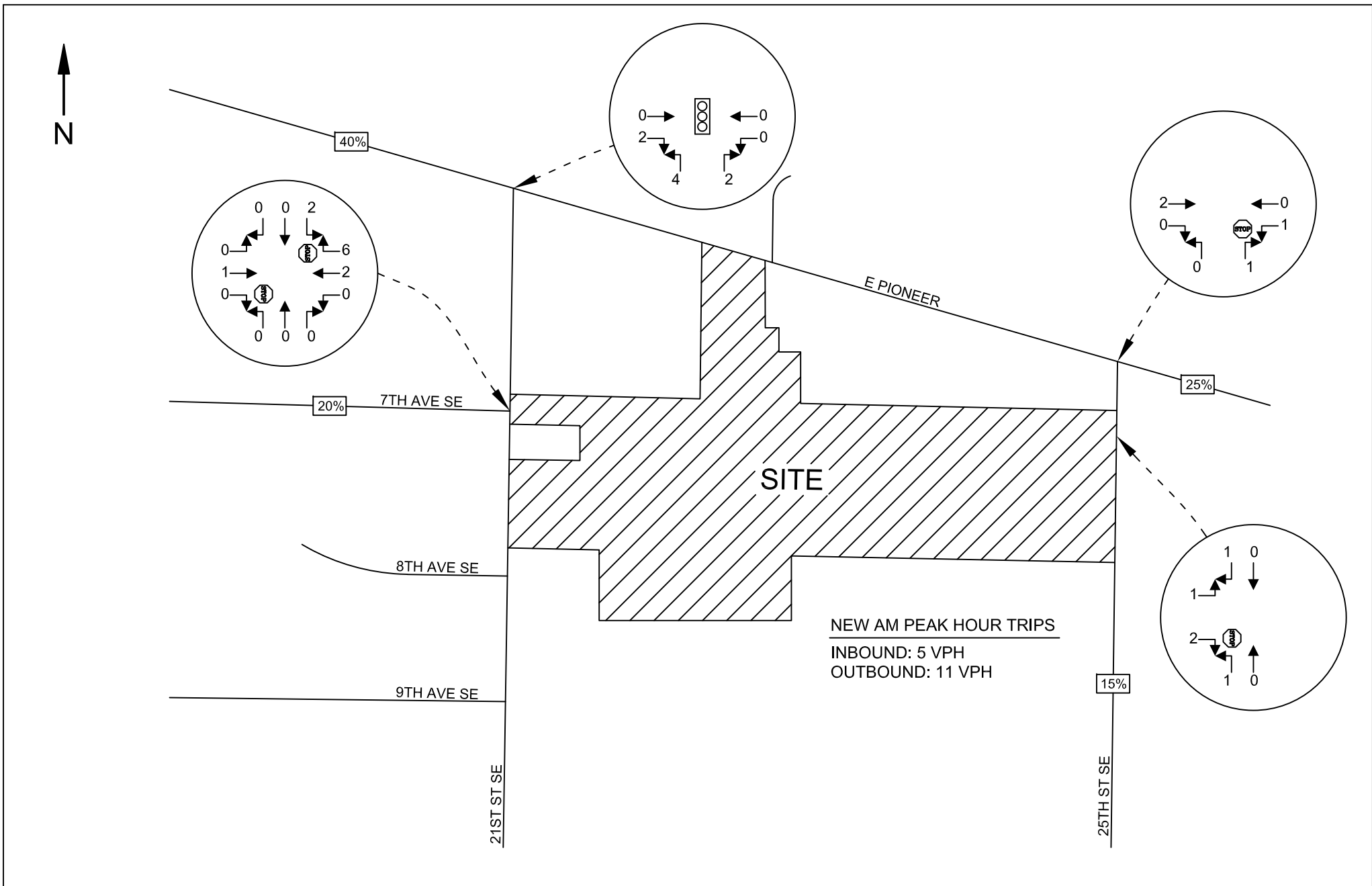
TRAFFIC AND CIVIL ENGINEERING

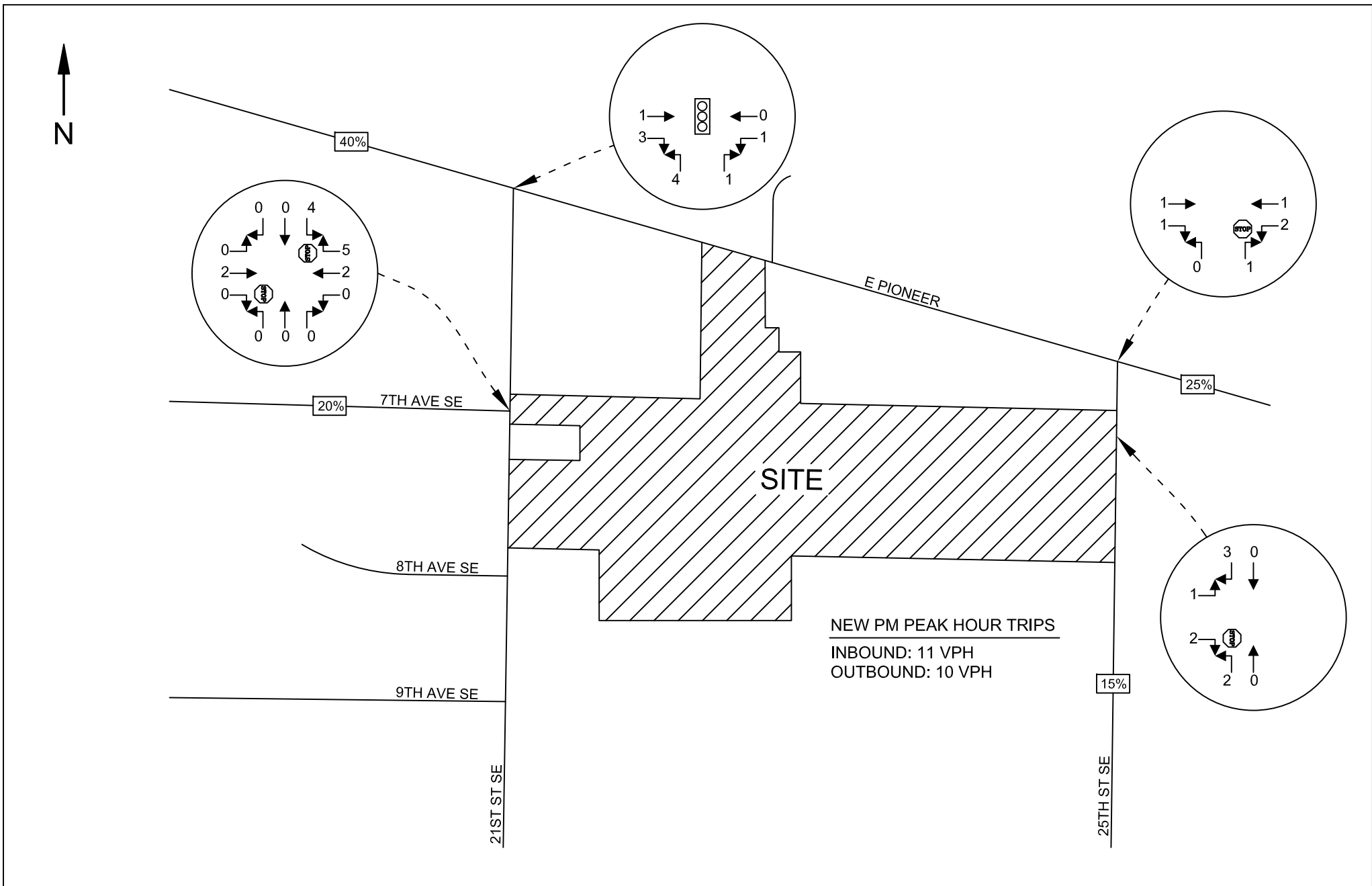
## EASTON MANOR

SITE PLAN  
FIGURE 1

Easton Manor - Scoping Memo  
PO Box 397 Puyallup, WA 98371 (253) 770 1401 [heathtraffic.com](http://heathtraffic.com)

2/8





Senior Adult Housing - Multifamily

(252)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 6

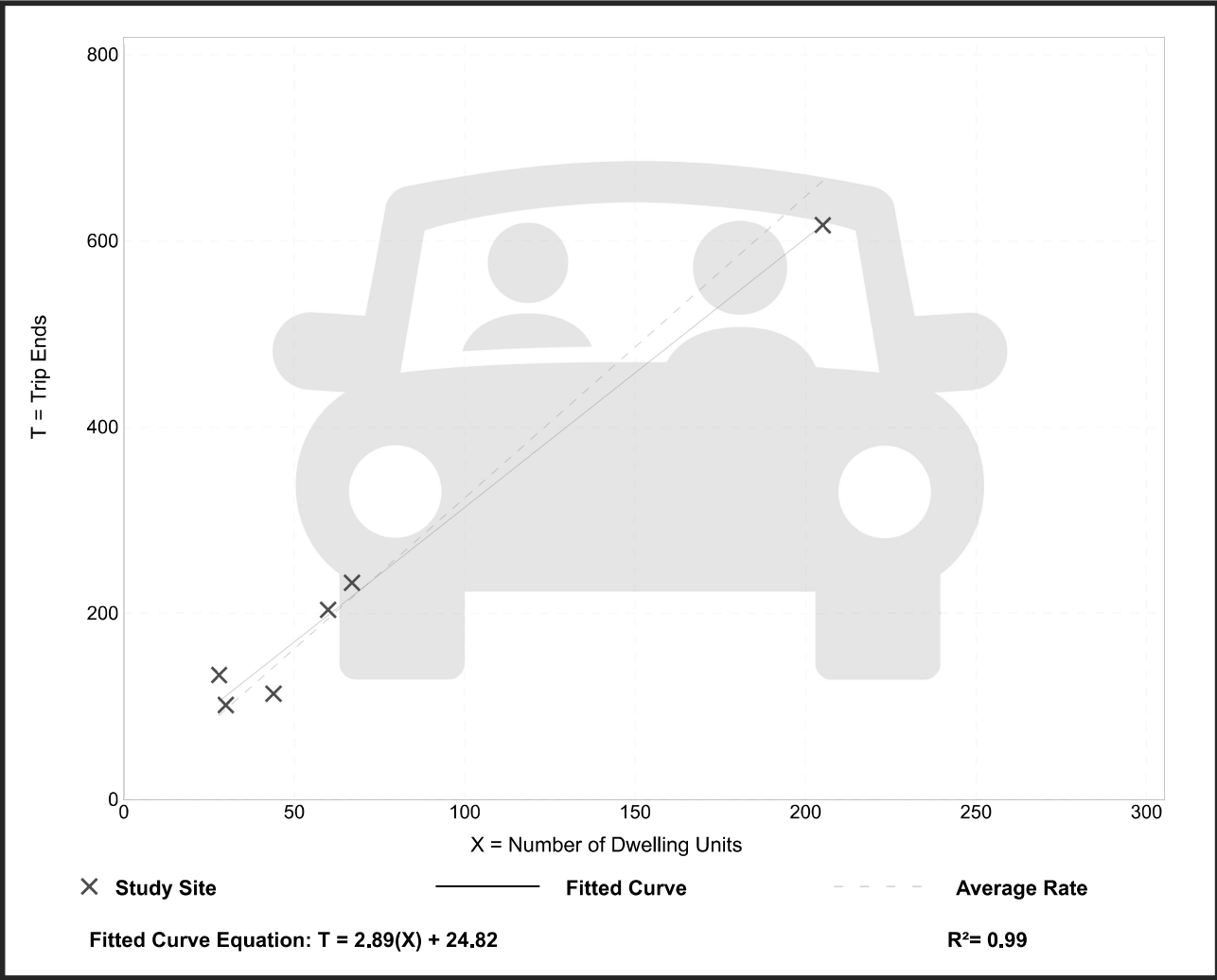
Avg. Num. of Dwelling Units: 72

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.24	2.59 - 4.79	0.53

Data Plot and Equation



Senior Adult Housing - Multifamily

(252)

Vehicle Trip Ends vs:

Dwelling Units

On a:

Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Number of Studies:

9

Avg. Num. of Dwelling Units:

73

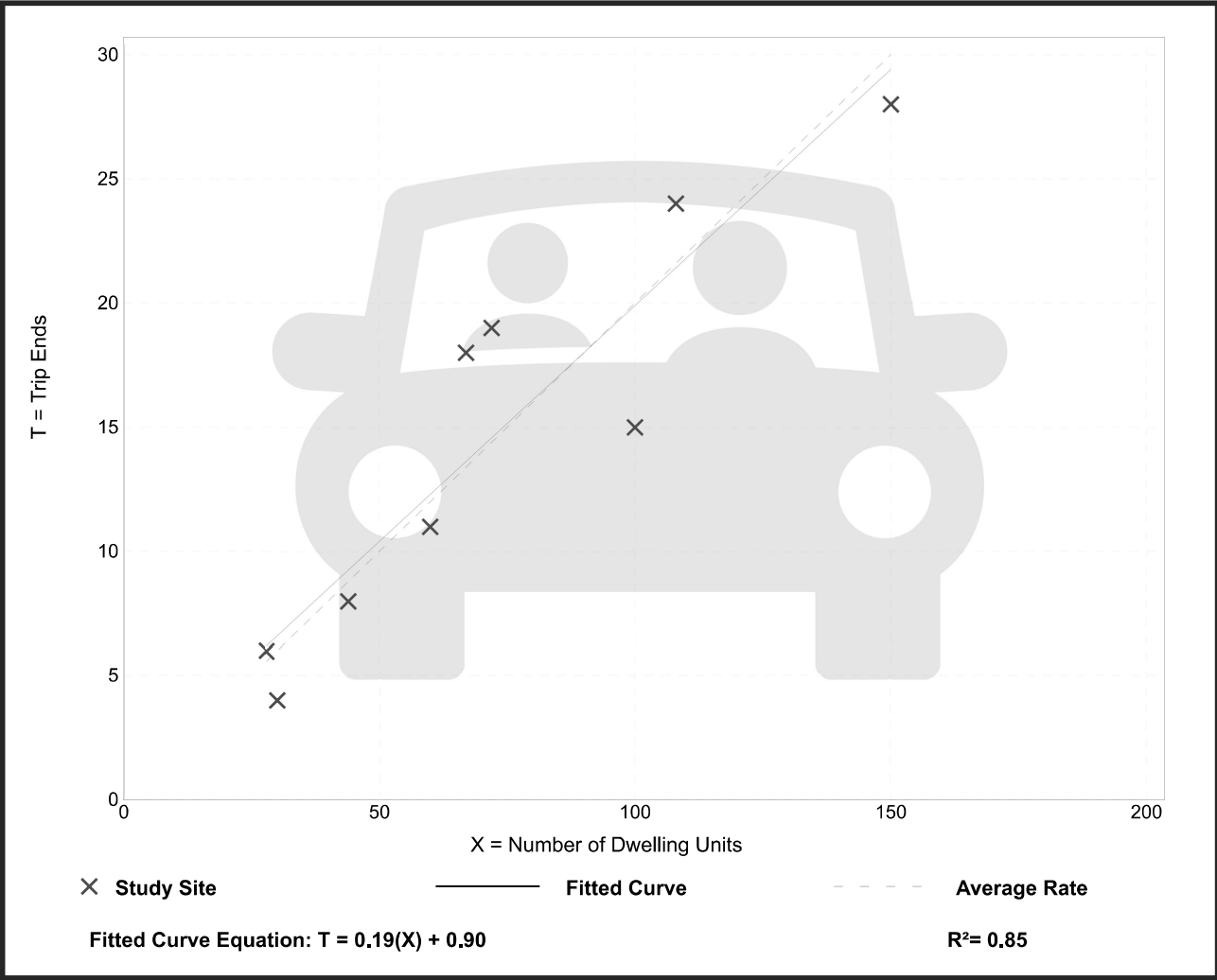
Directional Distribution:

34% entering, 66% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.20	0.13 - 0.27	0.04

Data Plot and Equation



# Senior Adult Housing - Multifamily (252)

Vehicle Trip Ends vs:

Dwelling Units

On a:

Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Number of Studies:

9

Avg. Num. of Dwelling Units:

73

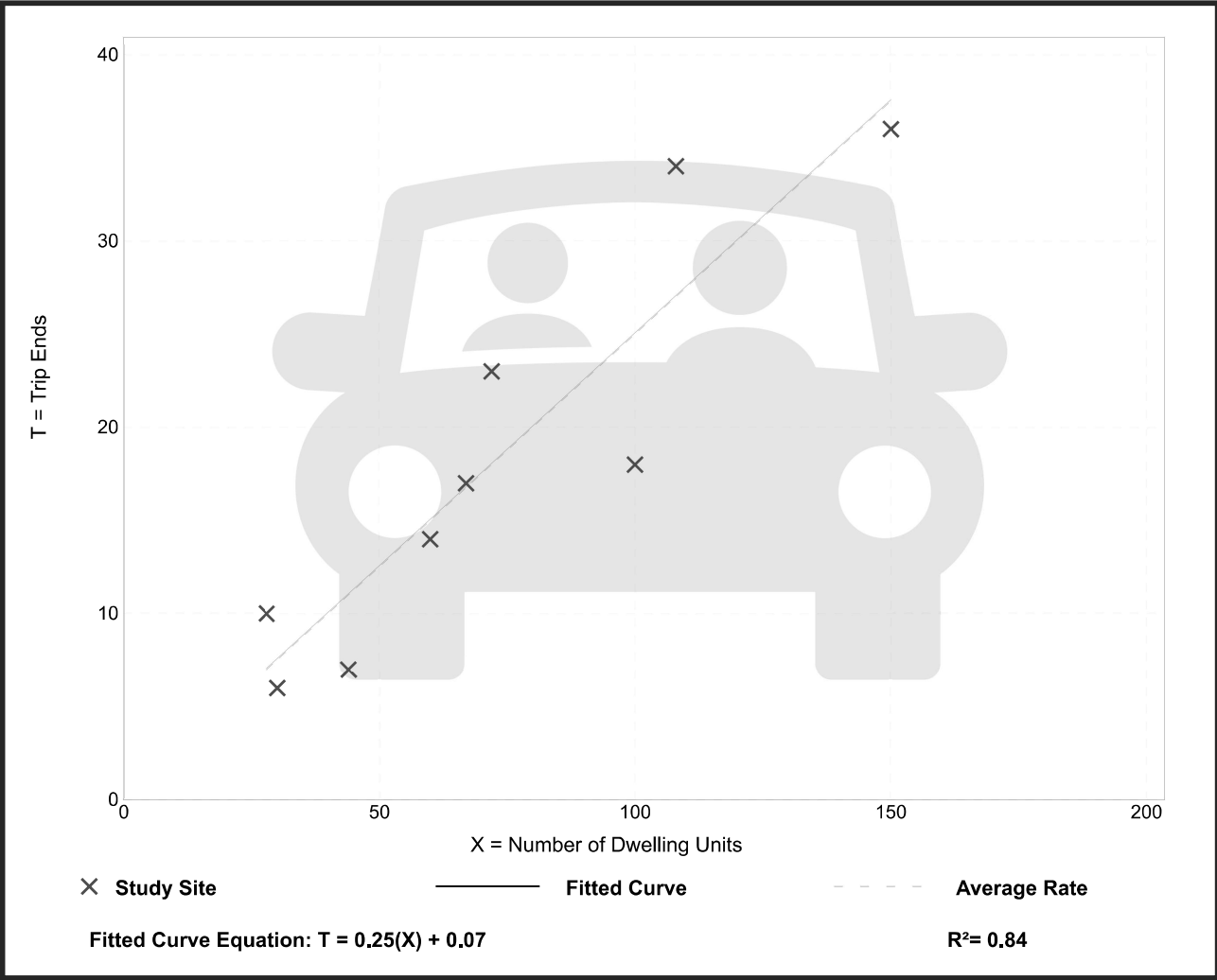
Directional Distribution:

56% entering, 44% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.25	0.16 - 0.36	0.06

## Data Plot and Equation





PROJECT IDENTIFICATION

PROJECT SCOPE  
DEVELOP 7 PARCELS 11.68 ACRES INTO NEW 82 APARTMENT UNITS  
EXISTING 6 SINGLE FAMILY HOUSES TO REMAIN

APPLICABLE CODES  
ZONING CODE CITY OF PUYALLUP MUNICIPAL CODE  
BUILDING CODE 2018 INTERNATIONAL BUILDING CODE  
FIRE CODE 2018 INTERNATIONAL FIRE CODE  
ENERGY CODE 2018 WASHINGTON STATE ENERGY CODE  
MECHANICAL CODE 2018 INTERNATIONAL MECHANICAL CODE  
PLUMBING CODE 2018 INTERNATIONAL PLUMBING CODE  
ELECTRICAL CODE 2018 INTERNATIONAL ELECTRICAL CODE  
ACCESSIBILITY CODE 2018 INTERNATIONAL BUILDING CODE, ICC A117.1

PROPERTY PARCELS: TOTAL OF 7  
0420267003 (629 21ST ST SE)  
0420267008 (703 21ST ST SE)  
0420267027 (704 25ST ST SE)  
0420267007 (705 21ST ST SE)  
0420267028 (710 25TH ST SE)  
0420267001 (713 21ST ST SE)  
0420267013 (2202 E PIONEER AVE)

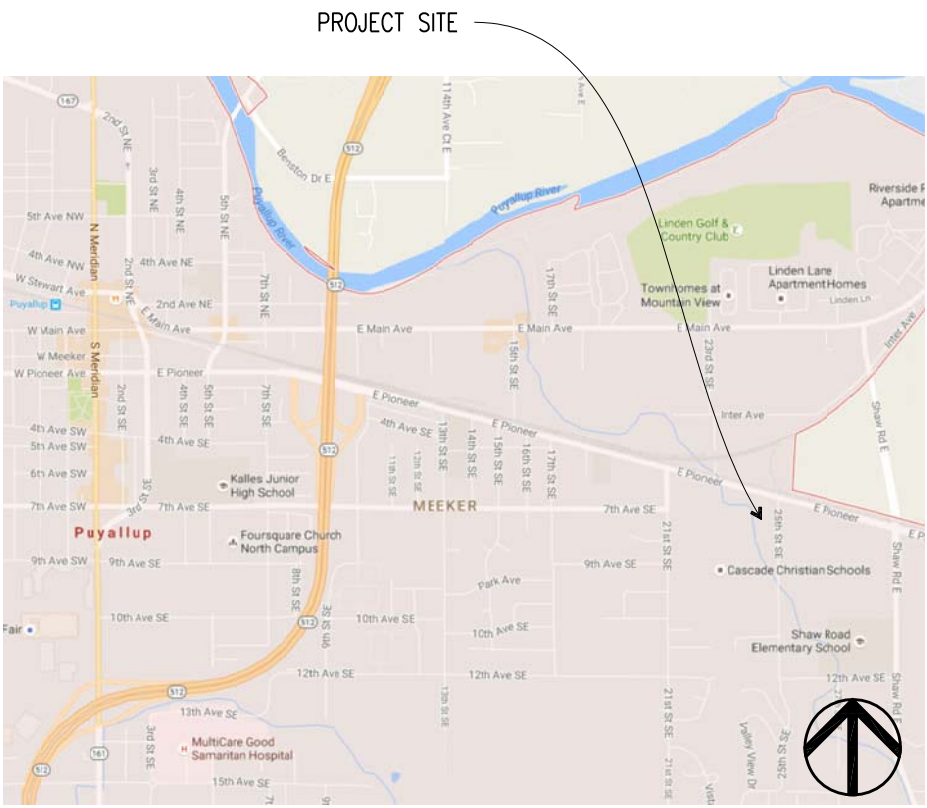
**EASTON MANOR SENIOR HOUSING**  
SITE ADDRESS 704 25TH ST SE PUYALLUP WA 98372  
SITE TOTAL 508,933 SF 11.68 ACRE  
WETLAND 22,048 SF 0.51 ACRE  
NET DEVELOP LOT 486,885 SF 11.18 ACRE  
ZONING RS-4  
ADJACENT ZONING RS-4, RS-8  
USES Residential  
FAR ALLOWED 0.6  
MAX SF ALLOWED 292,131 SF  
DENSITY 6.0/8.0 PER ACRE  
67.06 89.42 MIN/MAX UNITS  
PROPOSED UNIT 88 (6 EXISTING, 82 NEW UNITS)  
MAX HT 28' FOR SINGLE FAMILY, 25' FOR OTHER BUILDINGS  
PROPOSED HT 21'  
SETBACKS 15' FRONT, 10' STREET SIDE, 5' SIDE, 15' REAR 25' FROM RS ZONE  
PARKING 1/ unit 9'X20' SIZE  
LANDSCAPING 6' TYPE III ABUTTING CASCADE. 12' TYPE I ABUTTING RS USE

BUILDING A							BUILDING C						
FL	SF	UNITS	CONST	HT	REQ'D	OPEN	FL	SF	UNITS	CONST	HT	REQ'D	OPEN
ROOF			TYPE		PARKING	PARKING GARAGE	ROOF			TYPE		PARKING	PARKING GARAGE
2	12,573	11	V-A	9			2	12,573	11	V-A	9		
1	12,573	9	V-A	9			1	12,573	10	V-A	9		
Total	25,146	20		21	20	11	Total	25,146	21		21	22	29

BUILDING B							BUILDING D						
FL	SF	UNITS	CONST	HT	REQ'D	OPEN	FL	SF	UNITS	CONST	HT	REQ'D	OPEN
ROOF			TYPE		PARKING	PARKING GARAGE	ROOF			TYPE		PARKING	PARKING GARAGE
2	12,573	11	V-A	5			2	12,573	11	V-A	5		
1	12,573	9	V-A	9			1	12,573	10	V-A	9		
Total	25,146	20		21	20	16	Total	25,146	21		21	31	29

TOTAL PARKING	82	80	106
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VICINITY MAP



PROJECT DIRECTORY

OWNER: KULCHA SEKYRA  
629 21ST ST SE  
PUYALLUP, WA 98372  
PHONE: 253-381-7098

ARCHITECT: BENNY KIM  
BENNY AND LYDIA KIM, LLC  
200 15TH PLACE  
KIRKLAND, WA 98033  
PHONE: 206-384-3317

CIVIL ENGINEER: ROB TRMITT  
AZURE GREEN CONSULTANTS  
409 E PIONEER SUITE A  
PUYALLUP, WA 98372  
PHONE: 253-770-3144

CONTRACTOR: ERIC HAUSER  
KS CONSTRUCTION  
PHONE: 206-920-0454

ISSUED DATE:

CONDITIONAL USE  
JULY 1, 2022

BENNY AND LYDIA KIM

7415 LAKE BALLINGER WAY EDMONDS WA 98026  
Phone: (206) 384-3317  
Email: bennykimdesign@outlook.com

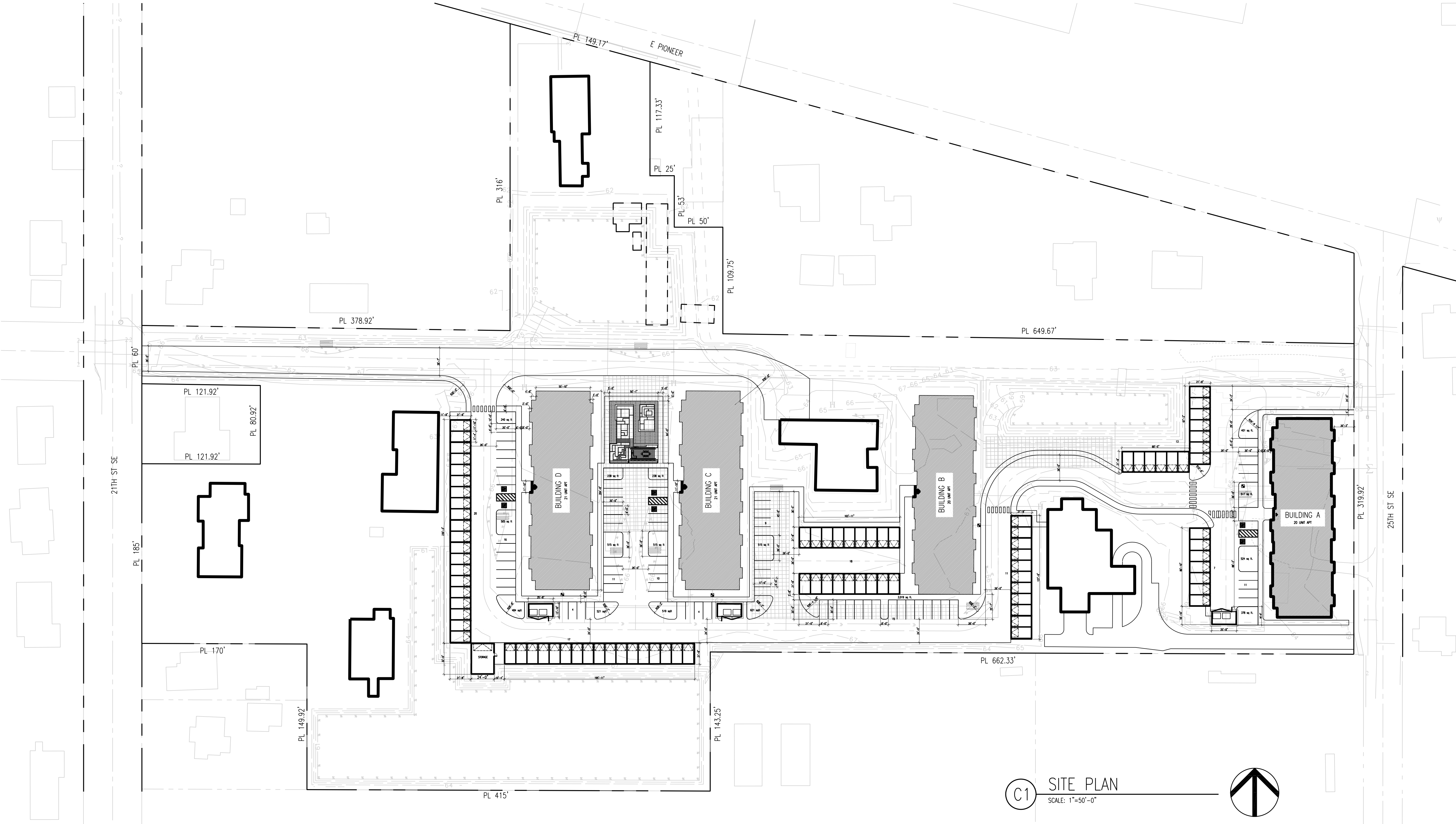
EASTON MANOR SENIOR HOUSING

704 25TH ST SE PUYALLUP WA 98372

SITE PLAN

FILE 21529

A-0.1



C1 SITE PLAN  
SCALE: 1"=50'-0"